

APPROVED

***City of York Planning Commission
Special Meeting
July 13, 2022
Minutes***

Members present:

Chairperson Wendy Duda
Maria Duncan
A. Lee McLin
Ron Parrish
Laura Korn
Marissa Harris
Rick Thomasson

Members absent:

Others present:

Planning Director Breakfield
Zoning Administrator Blackston
Councilmember Marion Ramsey

The first item of business was Chairperson Wendy Duda calling the meeting to order at 6:00 pm.

The second item of business was the discussion of a moratorium on certain types of residential subdivision/ development.

The Commission discussed a draft moratorium included in the meeting packet that was created by the Planning Department. Commission members reiterated concerns stated at its last two meetings and strongly indicated that the moratorium was needed for reasons stated in the draft moratorium.

After much discussion and upon a Motion by Maria Duncan, seconded by Marissa Harris, the Commission unanimously recommended approval of a moratorium based on the addition of the following underlined revisions to the submitted draft moratorium:

***IMPOSING A TEMPORARY MORATORIUM ON CERTAIN TYPES OF RESIDENTIAL SUBDIVISION
/DEVELOPMENT AND INVOKING THE APPLICATION OF THE PENDING ORDINANCE
DOCTRINE.***

WHEREAS, *York City Council and Planning Commission find that a moratorium is necessary to allow the City the opportunity to research and implement needed changes to the zoning ordinance and comprehensive plan to facilitate desired growth moving forward;*

WHEREAS, *York City Council and Planning Commission find that such revised ordinances/ standards would ultimately streamline and make the overall application process more understandable for all involved; and*

WHEREAS, York City Council and Planning Commission find that such a moratorium should be limited in duration and that action should be taken promptly to research and implement needed changes.

NOW, THEREFORE, BE IT ORDAINED in Council assembled on the dates hereafter set forth that York City Council does herewith impose a moratorium on the subdivision of a residentially-zoned and/or – used property into more than 10 lots as well as the usage of the R5 special exception and PUD processes and also invokes the application of the pending ordinance doctrine; furthermore, the number of lots in subdivision will be determined by the number of lots in the entire planned subdivision development (including all phases of the proposed development).

The moratorium is hereby enacted to allow the City the opportunity to address the following with the assistance of professional consultant(s) as necessary:

1. Update pertinent sections of the 2019 Comprehensive Plan to provide better direction and benchmarking regarding growth management in the City, determine the itemized cost to provide municipal departmental services to homes, obtain updated traffic count information for the City, etc.
2. Update the City's future land-use map to provide better guidance regarding the proper zoning/usage of property in the City as well as around the perimeter of the City.
3. Conduct a housing survey as prescribed in the 2019 Comprehensive Plan to determine the proper number and mix of residential housing types in York as well as the desired population growth rate for the city.
4. Create distinct zoning districts and standard zoning, density, parking, housing variety, etc. requirements for single-family detached, single-family attached, multi-family, etc. residential projects as well as revise current zoning district requirements as necessary.

The provisions of this ordinance shall be effective immediately upon adoption and shall remain in effect for 180 calendar days from the effective date of second reading approval. York City Council may extend the moratorium for a period of an additional 90 calendar days upon finding that the City is making reasonable, prompt progress in carrying out needed action items set forth in this ordinance and that additional time is needed to adequately complete the action plan.

York City Council hereby invokes the pending ordinance doctrine recognized under South Carolina law, effective immediately upon first reading approval. Applications for the type of subdivision/development specified in this ordinance shall not be accepted by the City of York while York City Council considers whether to impose a moratorium and during the duration of a moratorium.

There being no further business, the meeting was adjourned at 7:15 pm.

Respectfully submitted,

C. David Breakfield, Jr. MCP, AICP
Planning Director

Amanda C. Blackston
Zoning Administrator

cc: File – Planning Commission 6/27/2022
Seth Duncan, City Manager